



Charlotte de Bourbonlaan 17-C
3062GA, Rotterdam

Walter property report

All the facts about the house and the local market.

Solid facts in plain English

The new standard for buying a home. No preconceptions, hidden agendas, or smooth talk. And we are just getting started.





Outsmart the smartest buying agent

With Walter, you get the competitive edge you need and the control you want when making life's biggest purchase.



Walter does your homework

All the facts at a glance with a property report of any home in the Netherlands.



Help at the right moment

Let data & people help you navigate one of the most important moments in your life.



1,094,190 housing reports

For each report, we consult 15 public data sources.

Buy Charlotte de Bourbonlaan 17-C with Walter?

With Walter, you get personal advice based on cutting-edge technology to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

[Book an introductory call →](#)

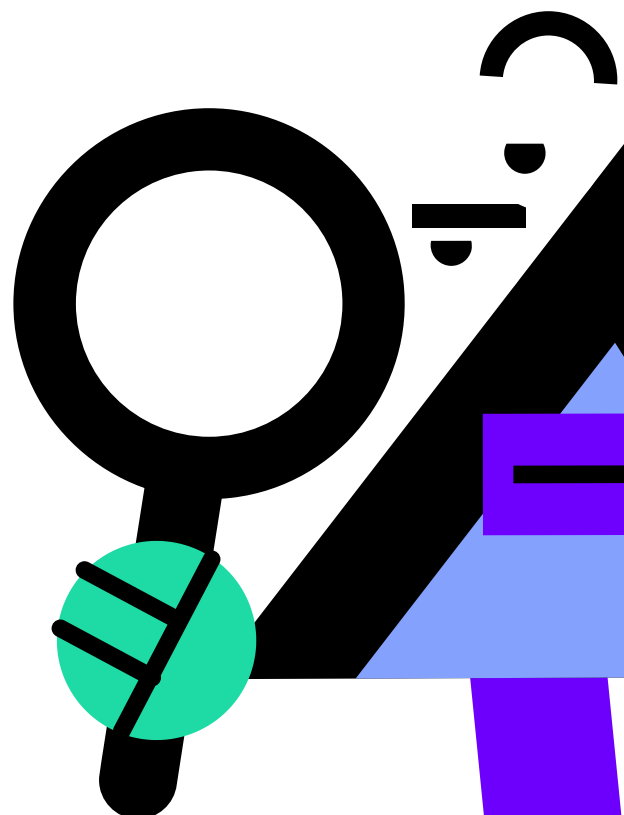




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Our story

Our founders encountered unclear valuations and little practical help when they were hunting for a house. Which left them wondering: why are you on your own when you're about to make a huge investment in a home?

Searching for inside-info

They knew that objective information about the housing market is out there. But somehow it was only available for professionals. For normal people like you, there was nothing to be found.

Base your bid on facts

Walter helps people like you to go house hunting smarter by making important data available in normal human language. This way, everyone can substantiate their gut feeling about a house and a bid based on hard facts.

The result?

As a result of our background, we take a fresh look at the basic issues of buying a home and the information that can help. Walter allows you to create a property report for any property you want to know more about. We're passionate about changing the home buying experience for the better.





Basic information at a glance



Ground floor

Property type



1937

Year built



5

Rooms



1

Floor



114 m²

Livable area



141 m²

Yard

Charlotte de Bourbonlaan 17-C, Rotterdam

This classic and large ground floor apartment is located in the rural Kralingen Oost in Rotterdam. The house was last sold in 2022.

Not correct?

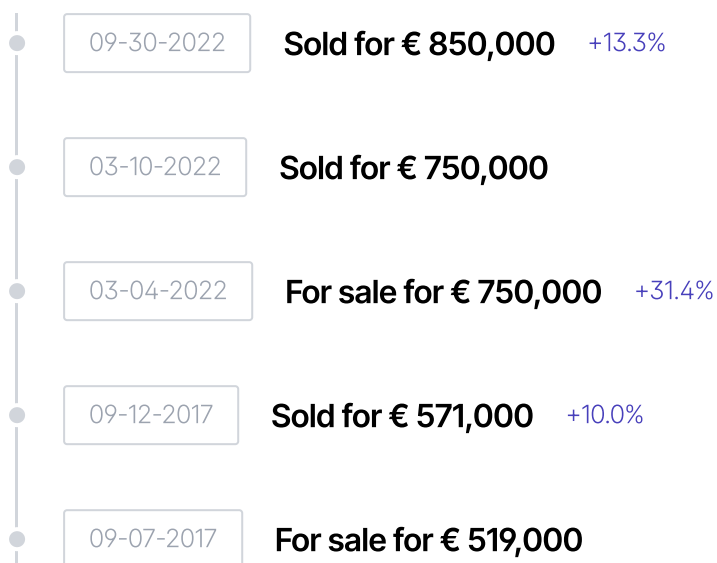
Edit the report online and download a new version.

[Update this report →](#)



Price history of this home

When did this house last hit the market?
Find out here with all price points listed.



Sources: Land Registry, WOZ desk, CBS & Walter Living

WOZ value in 2024

€ 726,000

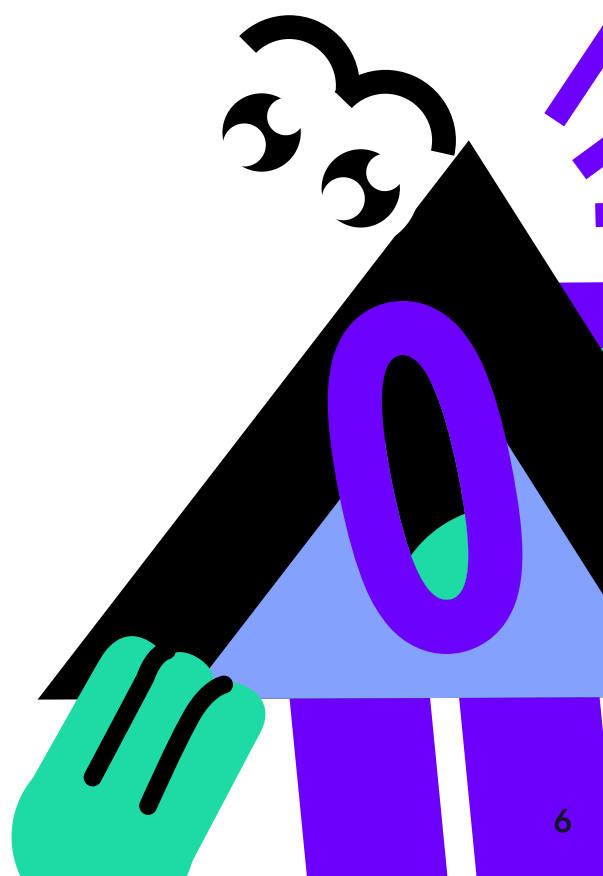
The WOZ value is always one year behind.
The WOZ value is important for municipal taxes.

Don't use it to base your bid on.

Nail the broker

Check on Funda whether a house has been for sale before? Use the clever browser extension Nail the Broker.

[Install the extension →](#)





Walter Property Value

This is an automated Walter House Value calculated by our system on 10-23-2023. For more accurate home values, it is wise to get started yourself with our Home Value Calculator or have one of our Walter Experts calculate it.

Looks new

€ 749,000

€ 6,570/m²

Good condition

€ 718,000

€ 6,298/m²

Reasonable condition

€ 687,000

€ 6,026/m²

Needs maintenance

€ 626,000

€ 5,491/m²

Why is m² price important?

To compare apples with apples, you want to know what a house costs per m².

[View the FAQ →](#)

More about this property value?

View the reference properties on page 7 and read more about reference properties.

[View the glossary →](#)



The homes that determine the Walter Property Value

These are the 4 recent transactions that have the greatest effect on the Walter Home Value. These properties are automatically selected by our system. For more accurate calculations, we always ask you to use our Home Value Calculator.

Charlotte de Bourbonlaan 17-C

114 m²

2 years ago

Listing price

€ 750,000 · € 6,579/m²

Selling price

€ 850,000 · € 7,456/m² **+13.3%**

Charlotte de Bourbonlaan 19-A

113 m² · 1 m² smaller

2 years ago

Listing price

€ 700,000 · € 6,195/m²

Selling price

€ 730,000 · € 6,460/m² **+4.3%**

Charlotte de Bourbonlaan 21-C

113 m² · 1 m² smaller

2 years ago

Listing price

€ 695,000 · € 6,150/m²

Selling price

€ 755,000 · € 6,681/m² **+8.6%**

Kortekade 78-A

113 m² · 1 m² smaller

1 year ago

Listing price

€ 525,000 · € 4,646/m²

Selling price

€ 525,000 · € 4,646/m²

Need help with bidding?

Let a Walter Expert select the best reference properties and calculate the best bid for you. With the purchase service you get personal advice.

[Tell me more about the purchasing service →](#)





Your property value

This calculation was made by Walter Expert Marcel on 10-23-2023 .

Walter Expert calculation

€ 686,500

€ 6,022/m²

View the top comparable homes that have the greatest effect on the value of this home in Kralingen Oost .

Charlotte de Bourbonlaan 21-C

113 m² · 1 m² smaller

2 years ago

Listing price

€ 695,000 · € 6,150/m²

Selling price

€ 755,000 · € 6,681/m² **+8.6%**

Charlotte de Bourbonlaan 33-C

118 m² · 4 m² bigger

3 years ago

Listing price

€ 675,000 · € 5,720/m²

Selling price

€ 710,000 · € 6,017/m² **+5.2%**

Vredehofweg 16-A

121 m² · 7 m² bigger

1 year ago

Listing price

€ 649,500 · € 5,368/m²

Selling price

€ 625,000 · € 5,165/m² **-3.8%**

Vredehofweg 36-BL

115 m² · 1 m² bigger

1 year ago

Listing price

€ 659,000 · € 5,730/m²

Selling price

€ 620,000 · € 5,391/m² **-5.9%**



Sale prices of comparable homes

Address	m ²	Date	Selling price	Bid
Charlotte de Bourbonlaan 17-C	114 m ²	03-10-2022	€ 850,000 · € 7,456/m ²	+13.3%
Charlotte de Bourbonlaan 19-A	113 m ²	10-09-2021	€ 730,000 · € 6,460/m ²	+4.3%
Charlotte de Bourbonlaan 21-C	113 m ²	06-10-2021	€ 755,000 · € 6,681/m ²	+8.6%
Kortekade 78-A	113 m ²	07-12-2022	€ 525,000 · € 4,646/m ²	+0.0%
Kortekade 122-B	111 m ²	08-15-2022	€ 545,000 · € 4,910/m ²	+5.8%
Louise de Colignylaan 111	106 m ²	04-12-2021	€ 630,111 · € 5,944/m ²	+9.6%
Louise de Colignylaan 121	121 m ²	03-01-2022	€ 740,000 · € 6,116/m ²	-1.2%
Karmelweg 9-A	112 m ²	06-02-2023	€ 665,000 · € 5,938/m ²	+3.1%
Karmelweg 3-A	114 m ²	08-26-2023	€ 590,000 · € 5,175/m ²	-1.7%
Honingerdijk 115-B	120 m ²	11-12-2023	€ 465,000 · € 3,875/m ²	-7.0%
Nazarethstraat 6-C	119 m ²	07-20-2021	€ 545,000 · € 4,580/m ²	+13.5%
Ebalstraat 3-A	125 m ²	11-02-2022	€ 642,000 · € 5,136/m ²	+0.0%
Sichemstraat 4-A	125 m ²	09-26-2022	€ 655,911 · € 5,247/m ²	+1.2%
Karmelweg 4-C	112 m ²	01-30-2023	€ 640,000 · € 5,714/m ²	+0.2%
Libanonweg 8-A	90 m ²	04-10-2023	€ 345,000 · € 3,833/m ²	-8.0%
Kortekade 64-B	92 m ²	01-24-2023	€ 485,000 · € 5,272/m ²	-6.6%
Vlinderstraat 6-A	110 m ²	03-17-2023	€ 560,000 · € 5,091/m ²	+1.8%
Struisenburgstraat 20-C	105 m ²	08-24-2023	€ 499,000 · € 4,752/m ²	+0.0%
Groene Hilledijk 374-A	112 m ²	08-01-2023	€ 247,500 · € 2,210/m ²	-1.0%
Kleiweg 220-B	114 m ²	05-17-2023	€ 485,000 · € 4,254/m ²	+0.0%
Gladiolusstraat 23-B	107 m ²	10-19-2023	€ 530,000 · € 4,953/m ²	+17.8%
Prinses Margrietlaan 28-A	113 m ²	07-17-2023	€ 555,500 · € 4,916/m ²	+1.0%

Fact! No house is the same

That's why Walter trains a sophisticated data model daily to make houses comparable and correct them by date, neighborhood & property size.

[Learn more at walterliving.com →](https://walterliving.com)





What should I offer?

Want to understand more about the property value, know what to bid for, and what a property will be appraised for? With the Walter buying service, we will work together to prepare your bid. Then, we will show you how we come up with the numbers and give you detailed bidding advice.



Desktop Valuation

Make a reasonable offer at the price level of comparable homes. Win or lose, you are close to market value.



Suggested offer

One notch above the market value of this property. Stay ahead of the competition in today's housing market.



Go All In

Want to make sure you are one step ahead of the competition? There's a good chance you're paying more than you need to.

Renovation plans?

The neighborhood, the area zoning plan, and the historic status determine what you can do with the house and if you need to apply for a permit.

See how we work?

Learn how to use Walter, every week in a live demo with our product experts. The sessions last about 45 minutes.

[Read the zoning plan →](#)[Watch webinars →](#)



How much can you borrow?

Did you know that you can take out 100% of the appraisal value as a mortgage? It's not just the valuation that counts. Contact one of our partners and find out exactly how much you can borrow.



Mortgage advice in several languages

Advice from university-educated advisors on your best mortgage with the best price and conditions.

[Read more →](#)

Play with your own financial online dashboard

Entirely online advice on the most advantageous mortgage and best terms for you.

[Read more →](#)

Take out a mortgage directly without an intermediary

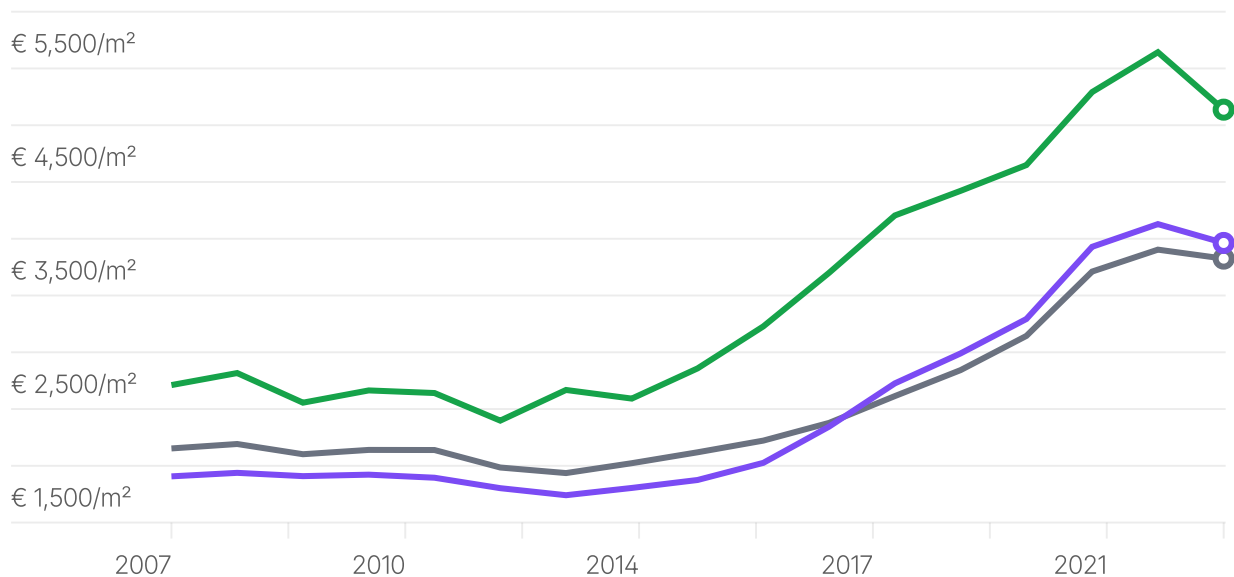
At Rabobank, a cooperative bank with a mission, you are with one of the largest mortgage lenders in the Netherlands.

[Read more →](#)



Local housing market

The historical development of the average price per m² over the past 10 years in Kralingen Oost.



The Netherlands

-2.0%

Today € 3,825/m²

Rotterdam

-4.0%

Today € 3,963/m²

Kralingen Oost

-9.0%

Today € 5,137/m²

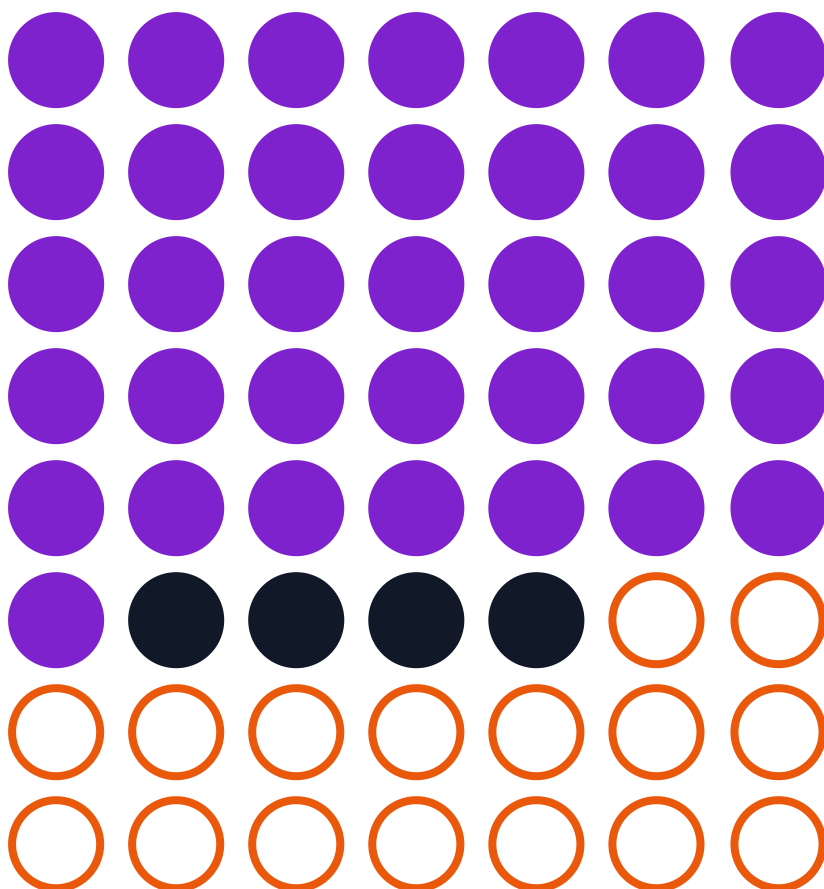
Becoming a home owner in Kralingen Oost is a great investment. Sales prices in the neighborhood have increased faster than in the city of Rotterdam in its entirety. In the Kralingen Oost, 54 houses were sold in the last quarter. In general, houses in the Kralingen Oost spend 151 days on the market. So if you're a home buyer, you can take your time.

[More about this neighborhood →](#)



How much is offered in Kralingen Oost, Rotterdam?

See how many homes in the area have been over- or underbid from 100 similar homes sold in the same neighborhood.



8

List price

64

Sold above

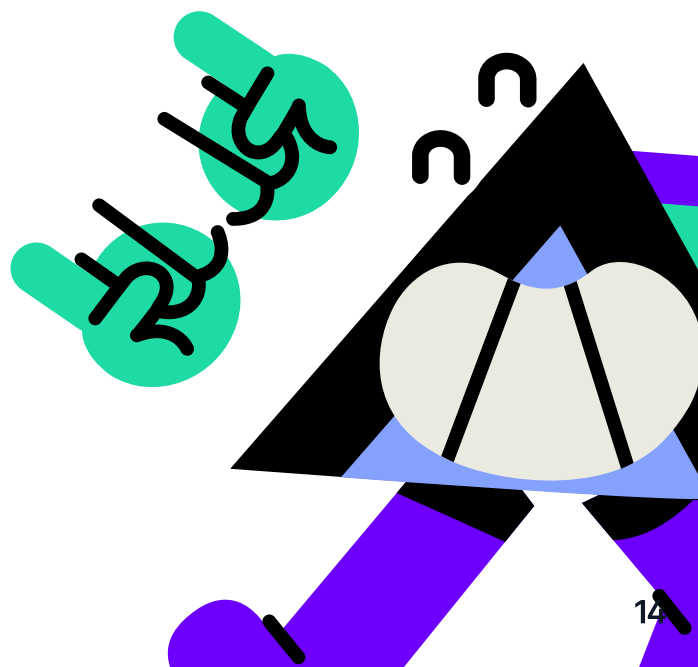
28

Sold below

Want to know exactly what to offer?

Hire Walter as your buying agent and leave the bidding and negotiation to us.

[Learn more at walterliving.com →](https://walterliving.com)





Looking for a local expert?

What do we do ↓ What do you do? →

With our buying service, you engage us as your buying agent. We will negotiate on your behalf and guide you through the process.

Buying assistance

Your Walter expert is your go-to throughout the buying process. Your expert will give you tailor-made bidding advice for the houses you plan to bid on.

Bidding

Your Walter expert places your offer and ensures that legal agreements are clearly established in the preliminary sale deed.

We monitor the timeline

We help you choose a notary and secure the technical inspection and official appraisal for your mortgage provider in time.

Transfer

After signing the sale deed at the notary, you are the owner. After the final inspection, we will still be there if you need us.

[Book an introductory call →](#)



Search

You know best what you are looking for in a house. You don't need us for that. Sign up for newsletters with local real estate agents and follow them on social media.



View

Opening the door? You don't need a broker for that. And neither does looking around properly. This is why we don't go with you; you can do this just fine by yourself.



Financial check

We do not provide financial advice. For this, it is best to call in a financial or mortgage advisor.



The housing market in Rotterdam

A place in the province of Zuid-Holland and the municipality Rotterdam with an area of 129 km².

1,318

Houses sold last
quarter.

1,173

Compared to the
same quarter last
year.

0.8%

Below the list price
last quarter.

Average price per m²

€ 5,329/m²

Kralingen Oost compared
to € 4,167/m² in Rotterdam

Average purchase price

€ 776,315

Kralingen Oost compared
to € 410,003 in Rotterdam

Number of houses sold

32

These were all transactions
in the last 12 months.

WOZ value for Rotterdam of 2023

The average WOZ value of Rotterdam is in 2023 € 343,335 .



Can I buy a house in Kralingen Oost with buying assistance?

This depends on many factors. Check Funda for the latest offer and see your favorites on Walter. You will immediately find out if your dream home in Kralingen Oost is worth viewing. With Walter buying service, you will know the amount you can offer and the chance you have of winning the house in Kralingen Oost.



"We bought our house with Walter. We were overwhelmed by how you can make well informed decisions."

— Bart



"No smooth talk but knowledgeable advice communicated with us in a very professional and pleasant manner."

— Jessica



"Very good experience. The platform is also very user-friendly. I will definitely recommend Walter Living!"

— Michiel

Buy Charlotte de Bourbonlaan 17-C with Walter?

With Walter, you get personal advice assisted by data analysis to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

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Buy with Walter

Kick-start and speed up buying your home with Walter. 70% of our clients make the winning offer on their dream home within 30 days.



Best of both worlds

With Walter, you get personalised advice assisted by data analysis for the best bid.



Unlimited service, no cure no pay

You pay at the notary. So if it doesn't work out, you don't owe us anything.



100% remote buying assistance

We operate all over the Netherlands, and you can video call, chat, app, and email us from wherever is convenient for you.

€ 3,950

No obligation · Get started right away

Buy Charlotte de Bourbonlaan 17-C with Walter?

With Walter, you get personal advice assisted by data analysis to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

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Any questions? We have the answers.

What is Walter Buying Service, and what does it cost?

With the Walter Buying Service, you use Walter as your digital buying agent. We negotiate on your behalf and guide you through the whole process. Your complete buying service for an all-in price of € 3,950.

What is the difference between Walter and a buying agent?

Your Walter buying agent does everything a traditional buying agent would do. Yet Walter has a superpower: a team of data scientists and specialists who give you rock-solid advice every step of the way. And we can help you regardless of where you are looking in the Netherlands.

Who are the Walter Experts?

Walter Experts can help you on your house hunt. They answer all your questions about buying or selling a house using data.



Martine, Daphne, Sjoerd, Steven, Edwin, Diederick, Marcel, and 3 others.

Buying a house should be clear and to the point for everyone. That's why we created a glossary.

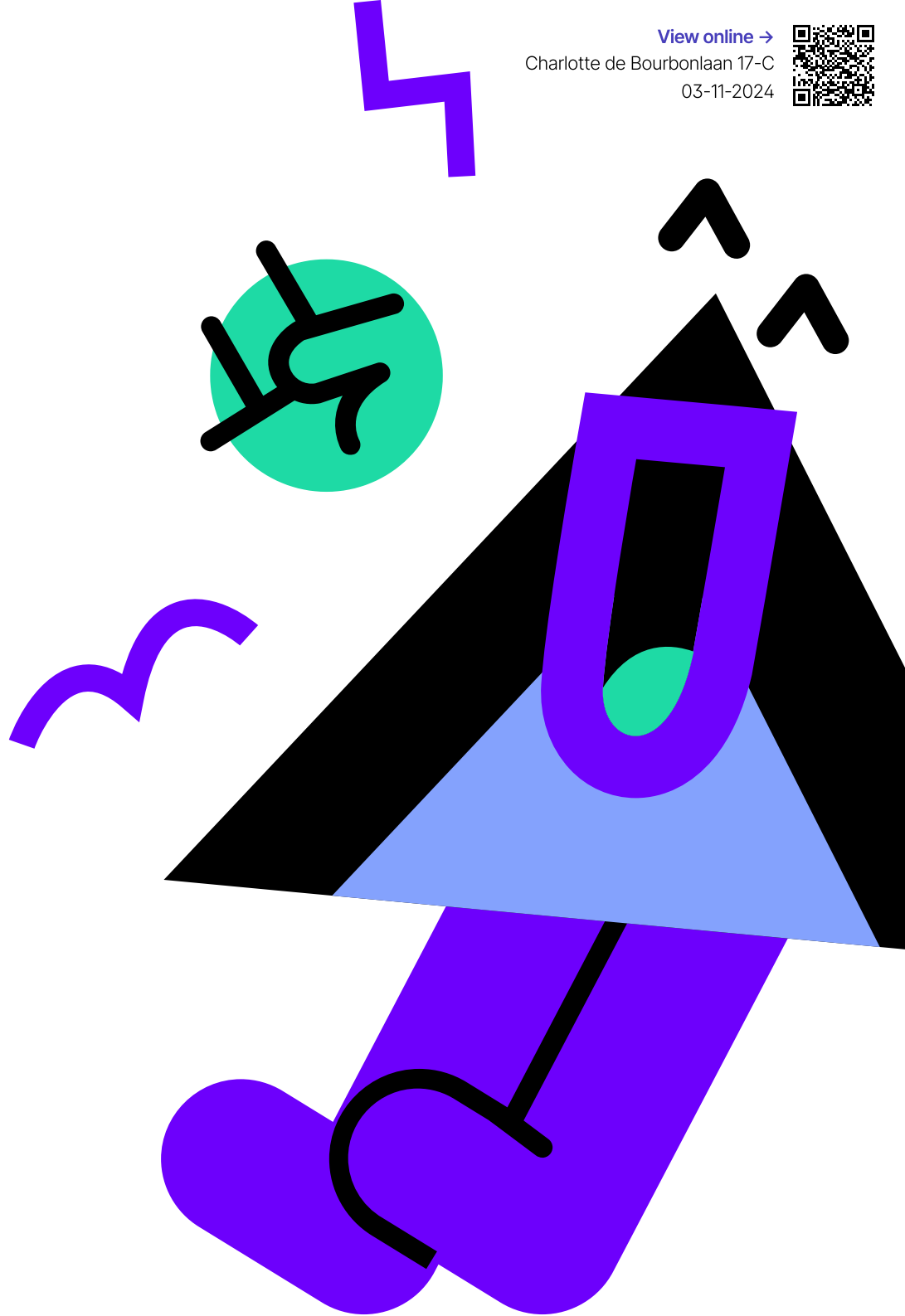
[Check our glossary →](#)

WALTER

[View online →](#)

Charlotte de Bourbonlaan 17-C

03-11-2024



Solid facts in plain English

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★ Trustpilot